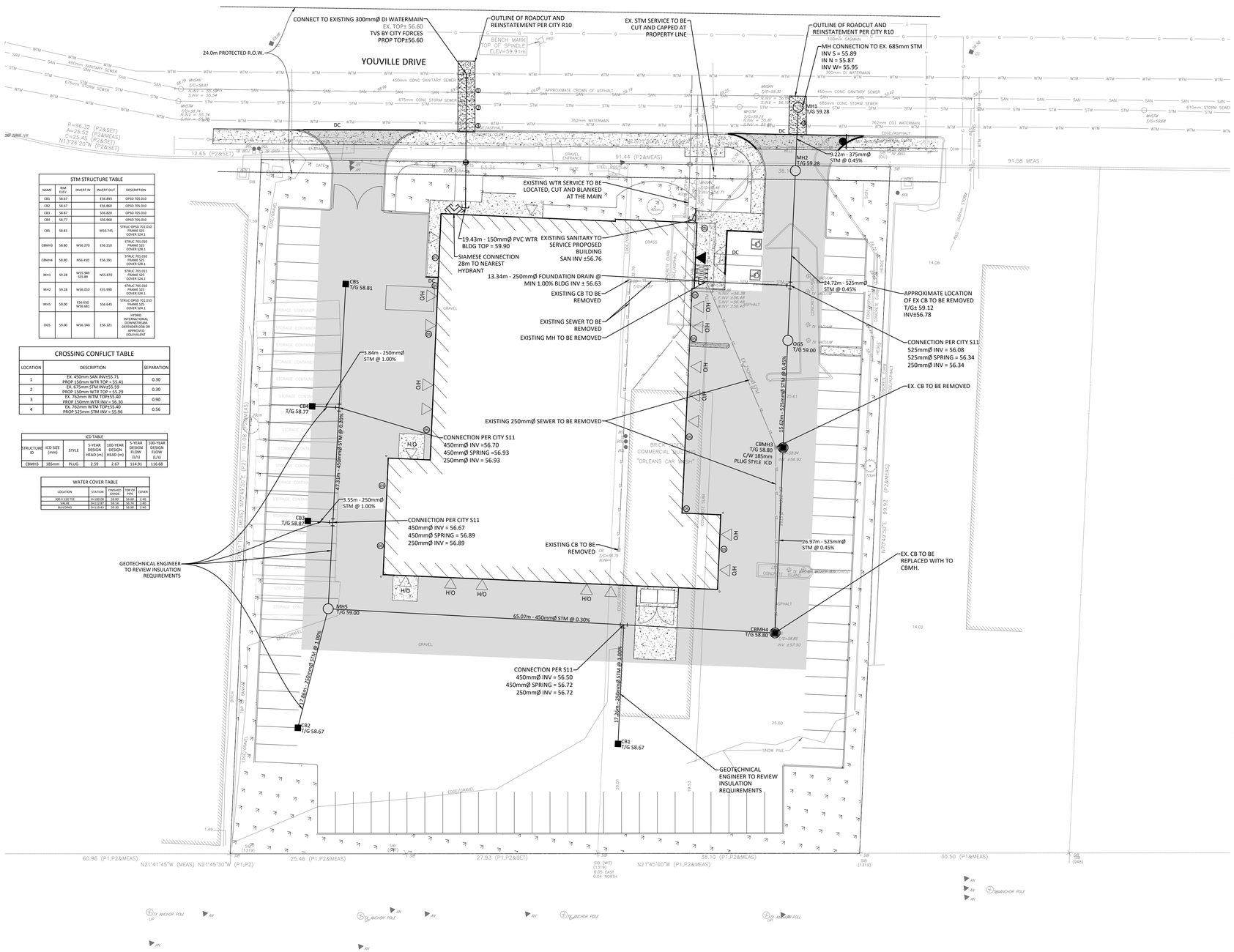


STM STRUCTURE TABLE				
NAME	RIM ELEV.	INVERT IN	INVERT OUT	DESCRIPTION
CB1	58.67		E56.893	OPSD 705.010
CB2	58.67		E56.860	OPSD 705.010
CB3	58.87		E56.820	OPSD 705.010
CB4	58.77		E56.968	OPSD 705.010
CB5	58.81		W56.745	STRUC OPSD 701.010 FRAME 525 COVER 524.1
CBMH3	58.80	W56.270	E56.210	STRUC 701.010 FRAME 525 COVER 528.1
CBMH4	58.80	N56.450	E56.391	STRUC 701.010 FRAME 525 COVER 528.1
MH1	59.28	W55.949 S55.89	N55.870	STRUC 701.013 FRAME 525 COVER 524.1
MH2	59.28	W56.010	E55.990	STRUC 701.010 FRAME 525 COVER 524.1
MH5	59.00	E56.630 W56.681	S56.645	STRUC OPSD 701.010 FRAME 525 COVER 524.1
OGS	59.00	W56.140	E56.121	HYDRO INTERNATIONAL OGS PRELIMINARY DEPENDER DOB OR APPROVED EQUIVALENT

CROSSING CONFLICT TABLE		
LOCATION	DESCRIPTION	SEPARATION
1	EX. 450mm SAN INV±55.71 PROP 150mm WTR TOP = 55.41	0.30
2	EX. 675mm STM INV±55.59 PROP 150mm WTR TOP = 55.29	0.30
3	EX. 762mm WTM TOP±55.40 PROP 150mm WTR INV = 56.30	0.90
4	EX. 762mm WTM TOP±55.40 PROP 525mm STM INV = 55.96	0.56

ICD TABLE						
STRUCTURE ID	ICD SIZE (mm)	STYLE	5-YEAR DESIGN HEAD (m)	100-YEAR DESIGN HEAD (m)	5-YEAR DESIGN FLOW (L/s)	100-YEAR DESIGN FLOW (L/s)
CBMH3	185mm	PLUG	2.59	2.67	114.91	116.68

WATER COVER TABLE				
LOCATION	STATION	FINISHED GRADE	TOP OF PIPE	COVER
300 X 150 TEE	0+000.00	59.00	56.60	2.40
VALVE	0+112.82	58.16	55.76	2.40
BUCKING	0+113.43	55.95	55.90	2.40

GENERAL NOTES

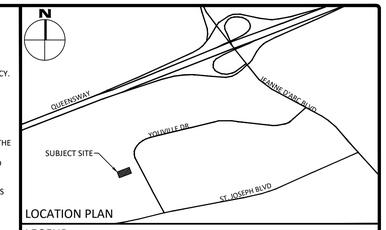
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION SHOWN.
2. THIS PLAN IS NOT A CADASTRAL SURVEY SHOWING LEGAL PROPERTY BOUNDARIES AND EASEMENTS. THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED INFORMATION SUPPLIED BY STANTEC GEOMATICSLTD. (PROJ NO. 161614550-111) AND CANNOT BE RELIED UPON TO BE ACCURATE OR COMPLETE. THE PRECISE LOCATION OF THE CURRENT PROPERTY BOUNDARIES AND EASEMENTS CAN ONLY BE DETERMINED BY AN UP-TO-DATE LAND TITLES SEARCH AND A SUBSEQUENT CADASTRAL SURVEY PERFORMED AND CERTIFIED BY AN ONTARIO LAND SURVEYOR.
3. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY BEFORE COMMENCING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
5. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
6. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AUTHORITIES.
7. EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE AS DIRECTED BY THE ENGINEER AND THE CITY.
8. TOPSOIL TO BE STRIPPED AND STOCKPILED FOR REHABILITATION. CLEAN FILL TO BE PLACED IN FILL AREAS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION, AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS.
11. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE ENGINEER/CITY.
12. ALL ROADWAY, PARKING LOT, AND GRADING WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
13. CONTACT THE CITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE CITY'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
14. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
15. ELECTRICAL, GAS, TELEPHONE AND TELEVISION SERVICE LOCATIONS ARE SUBJECT TO THE INDIVIDUAL AGENCY:
    - ELECTRICAL SERVICE - HYDRO ONE,
    - GAS SERVICE - ENBRIDGE,
    - TELEPHONE SERVICE - BELL CANADA,
    - TELEVISION SERVICE - ROGERS.
16. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES HYDRO ONE, BELL AND THE CITY.
17. CONTRACTOR TO ENSURE ALL APPLICABLE OPS SPECIFICATIONS ARE FOLLOWED DURING CONSTRUCTION
18. ALL PROPOSED CURB TO BE CONCRETE BARRIER CURB UNLESS OTHERWISE SPECIFIED.
19. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION COMPLETED BY PINCHIN, DATED AUGUST 2022.

SEWER NOTES:

1. CONSTRUCT ALL SEWERS, CATCH BASINS, MANHOLES AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY.
2. SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
   - 2.1. BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 95% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
   - 2.2. SUB-BEDDING, IF REQUIRED SHALL CONSIST OF 450mm OF COMPACTED GRANULAR "B" TYPE 1.
   - 2.3. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A" OR GRANULAR "B" TYPE 1.
   - 2.4. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2.0 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
3. SANITARY SEWERS AND CONNECTIONS 150mmØ AND SMALLER TO BE PVC SDR-28.
4. SEWERS AND CONNECTIONS 200mmØ AND LARGER TO BE PVC SDR-35. BEDDING TO BE TYPE "B" EXCEPT AT RISERS, UNLESS NOTED OTHERWISE.
5. INSULATE ALL STORM AND SANITARY SEWERS/SERVICES THAT HAVE LESS THAN 2.0m OF COVER WITH THERMAL INSULATION AS PER OPSD 1109.030.
6. SEWER CONNECTIONS ARE TO BE MADE ABOVE THE SPRINGLINE OF THE SEWERMAIN AS PER CITY OF OTTAWA STANDARD DRAWING S11, S11.1 & S11.2.
7. SUPPLY AND INSTALL ALL PIPING AND APPURTENANCES AS SHOWN AND DETAILED TO WITHIN 1.0m OF BUILDING. ALL ENDS OF SERVICES TO BE PROPERLY CAPPED AND LOCATED WITH 2"x4"X8' LONG MARKER.
8. CONTRACTOR TO TELEVISE (CCTV) ALL PROPOSED SEWERS ON SITE, OUTLET CONNECTION TO THE MAIN AND PIPES 150mmØ OR GREATER PRIOR TO BASE COURSE ASPHALT. UPON COMPLETION OF CONTRACT, THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.
9. DYE TESTING IS TO BE COMPLETED ON SANITARY SERVICE TO CONFIRM PROPER CONNECTION TO SANITARY SEWER MAIN.

WATERMAIN NOTES

1. CONSTRUCT ALL WATERMAINS AND APPURTENANCES IN ACCORDANCE WITH OPSD STANDARDS AND SPECIFICATIONS, AS WELL AS CITY STANDARDS.
2. INDUSTRIAL/COMMERCIAL SERVICE CONNECTIONS TO BE 50mm COPPER PIPING AND SHALL CONFORM TO ASTM B88 TYPE 'K' SOFT.
3. WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.4m. OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
4. IF THE WATERMAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS EQUAL TO OR LESS THAN THAT WHICH IS RECOMMENDED BY THE MANUFACTURER.
5. THERMAL INSULATION OF WATERMAINS AT OPEN STRUCTURES AS PER CITY STANDARDS (IF AVAILABLE) OR OPSD 1109.030.
6. VALVES TO BE OPERATED BY CITY STAFF ONLY.
7. NO CONNECTION TO EXISTING WATER NETWORK SHALL BE COMPLETED UNTIL A WATER PERMIT IS OBTAINED FROM THE CITY. CITY TO BE PRESENT FOR WATERMAIN CONNECTION. CONNECTION, EXCAVATION, BACKFILLING AND REINSTATEMENT TO BE COMPLETED BY CONTRACTOR.
8. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY WATERMAIN CONNECTION(S) REQUIRED. THIS SHALL BE COMPLETED IN THE PRESENCE OF A DESIGNATED MUNICIPAL WATER OPERATOR AND THE SELECTED CONTRACTOR SHALL PROVE TO THE SATISFACTION OF THE CITY THAT THEY ARE COMPETENT TO PERFORM THE WORKS PRIOR TO INITIATING CONSTRUCTION.
9. ALL WATERMAINS SHALL BE EQUIPPED WITH BUTTERFLY AND GATE VALVES AS PER OPSD 1100.011.
10. ALL FIRE HYDRANTS, VALVE AND VALVE BOX HSALL CONFORM TO OPSD 1103.020.
11. CONCRETE THRUST BLOCKS TO CONFORM TO OPSD 1103.010 AND OPSD 1103.020.
12. ALL WATERMAIN TO BE CLASS 150 DR-18 OR APPROVED EQUIVALENT.
13. ALL WATERMAIN TO BE EQUIPPED WITH TRACER WIRE.



LOCATION PLAN

LEGEND

DC	BARRIER CURB & CURB DEPRESSION		CENTRELINE OF SWALE
	PROPOSED DRIVEWAY ASPHALT AREA		CENTRELINE OF DITCH
	PROPOSED CONCRETE WALKWAY		SLOPING AT 3:1 UNLESS SPECIFIED
MH#	STORM MANHOLE	95.94 / 93.20	PROPOSED ELEVATION EXISTING ELEVATION
CB / ICB / DI	CATCHBASIN, CURB INLET OR DITCH INLET	95.94 / SW	SWALE ELEVATION
MH#A	SANITARY MANHOLE	T/W100.50 / W/W90.50	TOP/BOTTOM WALL FACE ELEVATIONS
	PERFORATED PIPE		EMERGENCY OVERLAND FLOW ROUTE
	WATER VALVE/CHAMBER		SILT FENCE BARRIER PER OPSD 219.110
	FIRE HYDRANT	O/H	BUILDING ENTRANCE OVERHEAD DOOR
	PROPOSED WALL		REDUCER
	SEDIMENT CONTROL DEVICE PER DETAIL	DS	DOWNSPOUT LOCATION REFER TO ARCHITECTURAL PLANS
	ROADCUT AND REINSTATEMENT PER CITY R10		
1	SERVICE CROSSING		
	5-YEAR PONDING ELEV.		
	100-YEAR PONDING ELEV.		

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
3	ISSUED FOR REVIEW	MAY 01, 2023
2	ISSUED FOR REVIEW	FEB 02, 2023
1	ISSUED FOR REVIEW	AUG 26, 2022

Check and verify all dimensions before proceeding with the work — Do not scale drawings

SCALE 1 : 300
0 5 10 15 20 25 30 Metres

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Client:
BBS CONSTRUCTION LTD
1805 WOODWARD DRIVE
OTTAWA, ON K2C 0P9

Project:
JIM KEAY FORD
1410 YOUVILLE DRIVE
OTTAWA ON

Drawing Title:
SITE SERVICING PLAN

Scale: 1:300	Project Number: CCO-23-0480
Drawn By: R.R.R.	
Checked By: A.J.G.	Drawing Number: C102
Designed By: A.J.G.	

D07-12-22-0130

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FILENAME: I:\Ottawa\001 Project - Proposals\2023 Jobs\CCO\CCO-23-0480 BBS_Jim Keay Ford_1410 Youville Drive\12 - Drawings\CCO-23-0480_PRESENTATION.dwg
LAST SAVED: Wednesday, May 01, 2023 LAST SAVED BY: r.robineau
LAST PLOTTED: Wednesday, May 03, 2023 CTB FILE USED: ----